



DESIGN REVIEW BOARD

Friday, May 1, 2015

LEGAL ACTION REPORT

**Public Works Building Planning & Development Services,
3rd Floor North Conference**

201 North Stone Avenue, Tucson, Arizona 85701

1. Call to Order / Roll Call: 7:35 am
2. Approval of Minutes from April 17, 2015
Motion to approve minutes from April 17, 2015.

Motion: Robert Page
Second: Mike Anglin
Vote: 5-0

3. CONTINUED CASE

**RND-15-07 GJX ADMINISTRATION BUILDING, 198 SOUTH GRANADA AVENUE, C-3
[DRB-15-03]**

The Applicant's Request

The DRB requested applicant to return with plans on (a) shade study; (b) landscaping with plants palette; and (c) pedestrian circulation. The applicant is requesting a review of the proposed administration building with modification from UDC for compatibility with Rio Nuevo and Downtown Zone design criteria.

THE DESIGN REVIEW BOARD (DRB) HAS REVIEWED THE APPLICANT'S PROJECT FOR COMPLIANCE WITH RIO NUEVO DESIGN CRITERIA AND RECOMMENDS TO THE PLANNING & DEVELOPMENT SERVICES DIRECTOR (APPROVAL) (DENIAL), FINDING THE PROJECT (IN COMPLIANCE) NOT IN COMPLIANCE) WITH THE BUILDING DESIGN STANDARDS SET FORTH IN UDC SECTION 5.11.4 A-O AND SITE DESIGN STANDARDS IN SECTION 5.11.5 (SEE ATTACHMENT 'A'); AND SUBJECT TO THE FOLLOWING CONDITION(S).

At the request of the applicant through staff, case is **CONTINUED**. No discussion by the Board.

NEW CASE

RND-15-10 THE HISTORIC MANNING HOUSE EXPANSION: NEW 3-STORY BUILDING WITH A PARKING LOT AND LANDSCAPING, 450 WEST PASEO REDONDO, PAD-2 [DRB-15-07]

The Applicant's Request

The applicant is requesting a review of the proposed new 3-story building with a parking lot and landscaping for compatibility with Rio Nuevo and Downtown Zone design criteria.

THE DESIGN REVIEW BOARD (DRB) HAS REVIEWED THE APPLICANT'S PROJECT FOR COMPLIANCE WITH RIO NUEVO DESIGN CRITERIA AND RECOMMENDS TO THE PLANNING & DEVELOPMENT SERVICES DIRECTOR APPROVAL, FINDING THE PROJECT IN COMPLIANCE WITH THE BUILDING DESIGN STANDARDS SET FORTH IN UDC SECTION 5.11.4 A-O AND SITE DESIGN STANDARDS IN SECTION 5.11.5 (SEE ATTACHMENT 'A'); AND SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) Pedestrian sidewalks to be constructed (northwest side of the proposed building site) are to be in compliance with shade study per UDC Section 5.11.5.A.2; and
- 2) Provide trees in the vehicular use area (parking lot) per UDC Section 7.6.4.B requirements

Motion: Jennifer Patton

Second: Robert Page

Vote: 4-0

For the record, Eric Barrett recused from the case.

RND PRE-APPS

Future item includes the Gibson Court revised plan

Call to the Audience

No one in the audience to speak

4. Adjournment: 8:30 am

If you have any questions concerning this DRB meeting, please contact Michael Taku at 837-4963.

S: zoning administration/drb/05012015LAR.doc